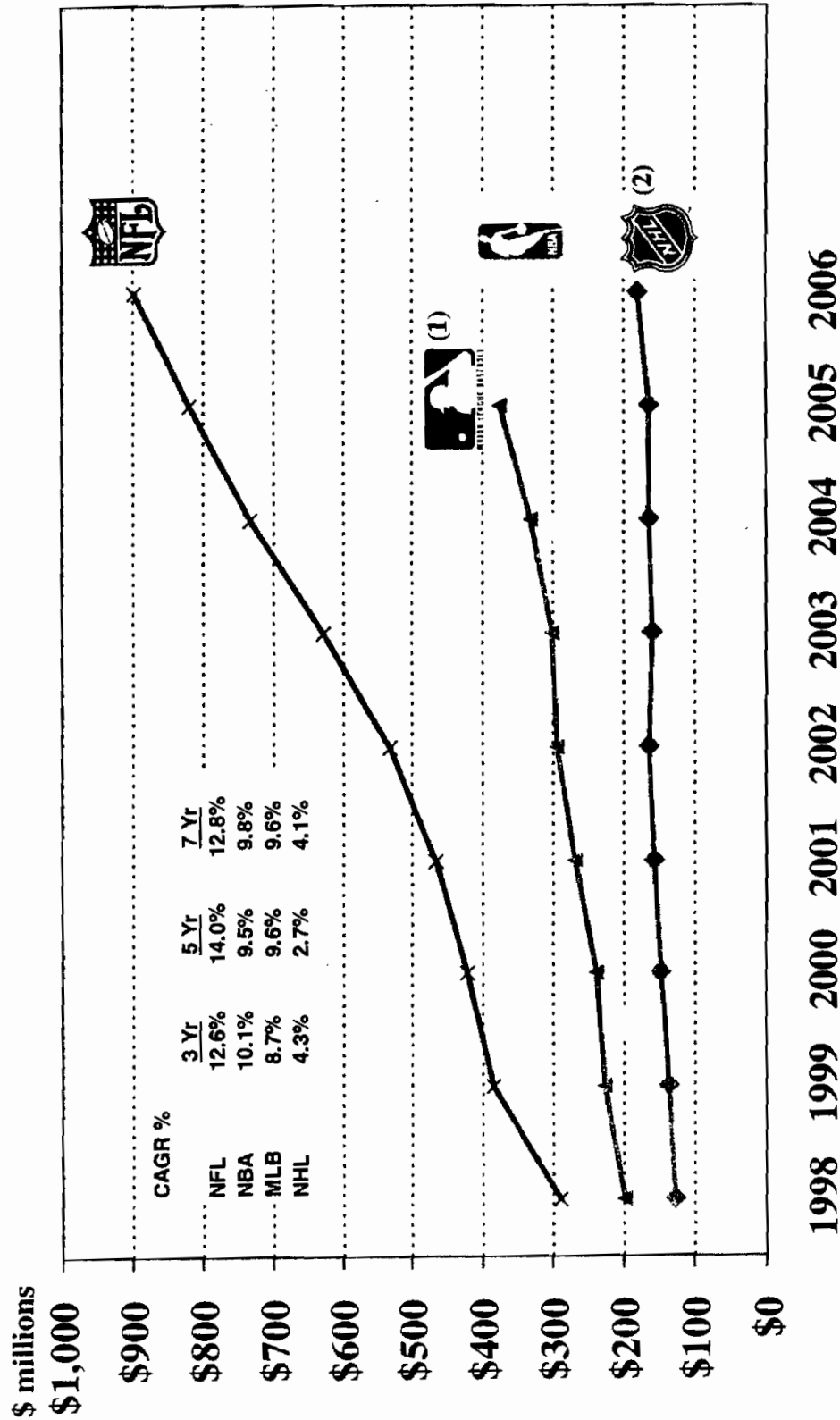


EXHIBIT 2

Average Franchise Values Per Forbes Annual Pro Sports Teams Valuations



(1) MLB team valuations for 2006 have not yet been published by Forbes.

(2) NHL team valuations for 2005 assumed to be equal to 2004. Forbes did not publish 2005 valuations due to NHL work stoppage.

Team Valuations
Per Forbes Annual Professional Sports Teams Valuation Reports
\$ millions

NHL	CAGR												
	3 Year (2003-2006)	5 Year (2001-2006)	7 Year (1999-2006)	Year (1988-2006)									
1 Toronto	8.1%	9.0%	11.9%	13.7%									
2 NY Rangers	4.0%	2.0%	3.8%	5.8%									
3 Detroit	1.7%	2.8%	4.2%	4.3%									
4 Dallas	-2.8%	3.7%	7.5%	9.7%									
5 Philadelphia	-0.8%	-0.3%	2.2%	3.5%									
6 Boston	1.8%	0.4%	2.6%	3.0%									
7 Montreal	10.6%	4.8%	4.0%	4.1%									
8 Colorado	-1.5%	-2.1%	4.6%	5.9%									
9 Los Angeles	3.9%	1.6%	9.4%	8.9%									
10 Vancouver	15.4%	12.6%	10.4%	8.5%									
11 Tampa Bay	8.1%	7.5%	6.3%	6.9%									
12 Chicago	-4.4%	-3.4%	-1.4%	-0.1%									
13 Minnesota	-0.6%	3.8%	NA	NA									
14 Ottawa	10.8%	10.6%	10.5%	6.8%									
15 Anaheim	11.9%	5.9%	4.3%	4.7%									
16 St. Louis	0.7%	-0.4%	1.3%	-0.3%									
17 Buffalo	16.2%	5.0%	7.3%	6.4%									
18 New Jersey	0.7%	-3.3%	1.3%	2.1%									
19 Edmonton	17.1%	12.5%	10.6%	10.2%									
20 San Jose	1.9%	-0.4%	2.4%	3.8%									
21 Carolina	9.7%	6.9%	10.9%	7.6%									
22 Phoenix	6.0%	12.6%	5.2%	6.4%									
23 Florida	7.9%	4.3%	-2.0%	3.8%									
24 NY Islanders	-2.5%	-2.1%	-0.2%	2.9%									
25 Columbus	-1.2%	-0.8%	NA	NA									
26 Calgary	11.8%	8.0%	8.2%	7.1%									
27 Nashville	9.9%	0.5%	0.4%	NA									
28 Pittsburgh	5.3%	-2.2%	4.3%	5.1%									
29 Atlanta	5.2%	-0.9%	NA	NA									
30 Washington	-0.8%	-1.6%	-1.9%	-4.1%									
NHL Average	4.3%	2.7%	4.1%	4.7%									

^(A) No valuations were done in 2005 due to the 2004/05 NHL work stoppage

Team Valuations
Per Forbes Annual Professional Sports Teams Valuation Reports
\$ millions

	1998	1999	2000	2001	2002	2003	2004	2005	2006	CAGR			
										3 Year (2003-2006)	5 Year (2001-2006)	7 Year (1999-2006)	Year (1998-2006)
NBA													
1 New York	\$296	\$334	\$395	\$392	\$398	\$401	\$494	\$543	\$592	13.9%	8.6%	8.5%	9.1%
2 LA Lakers	\$268	\$282	\$360	\$390	\$426	\$447	\$510	\$529	\$568	8.3%	7.8%	10.5%	9.8%
3 Dallas	\$119	\$141	\$167	\$211	\$304	\$338	\$374	\$403	\$463	11.1%	17.0%	18.5%	18.5%
4 Chicago	\$303	\$307	\$314	\$329	\$323	\$356	\$368	\$409	\$461	9.0%	7.0%	8.0%	5.4%
5 Houston	\$186	\$186	\$206	\$234	\$255	\$278	\$369	\$422	\$439	16.5%	13.4%	14.7%	12.8%
6 Detroit	\$206	\$226	\$236	\$230	\$258	\$284	\$363	\$402	\$429	14.7%	13.3%	8.6%	9.6%
7 Phoenix	\$235	\$239	\$252	\$266	\$272	\$282	\$356	\$395	\$410	13.3%	9.0%	8.0%	7.2%
8 Miami	\$145	\$162	\$225	\$248	\$250	\$236	\$279	\$362	\$409	20.1%	10.5%	14.1%	13.8%
9 San Antonio	\$122	\$169	\$189	\$221	\$242	\$283	\$324	\$350	\$390	11.3%	12.0%	12.7%	15.6%
10 Cleveland	\$161	\$170	\$185	\$202	\$222	\$258	\$298	\$356	\$380	13.8%	13.5%	12.2%	11.3%
11 Sacramento	\$119	\$151	\$178	\$209	\$259	\$275	\$330	\$345	\$379	11.3%	12.6%	14.0%	15.6%
12 Philadelphia	\$196	\$231	\$233	\$279	\$298	\$328	\$342	\$351	\$375	4.6%	6.1%	7.2%	8.4%
13 Boston	\$176	\$187	\$212	\$218	\$274	\$290	\$334	\$353	\$367	8.2%	11.0%	10.1%	9.6%
14 Indiana	\$152	\$178	\$232	\$231	\$246	\$280	\$311	\$324	\$340	6.7%	8.0%	9.7%	10.6%
15 Washington	\$207	\$209	\$210	\$214	\$278	\$274	\$273	\$318	\$334	6.8%	9.3%	6.9%	6.2%
16 New Jersey	\$157	\$166	\$179	\$169	\$218	\$244	\$296	\$271	\$325	10.0%	14.0%	10.1%	9.5%
17 Toronto	\$121	\$138	\$148	\$172	\$217	\$249	\$297	\$278	\$315	8.2%	12.9%	12.5%	12.7%
18 Memphis					\$198	\$227	\$238	\$294	\$313	11.3%	NA	NA	NA
19 Denver	\$49	\$124	\$175	\$188	\$209	\$218	\$268	\$283	\$309	12.3%	10.4%	13.9%	25.9%
20 Minnesota	\$119	\$146	\$169	\$185	\$213	\$230	\$291	\$303	\$308	10.2%	10.7%	11.3%	12.6%
21 Utah	\$200	\$158	\$226	\$225	\$226	\$239	\$257	\$274	\$297	7.5%	5.7%	9.4%	5.1%
22 LA Clippers	\$102	\$103	\$154	\$170	\$205	\$208	\$224	\$248	\$285	11.1%	10.9%	15.6%	13.7%
23 Orlando	\$134	\$159	\$165	\$176	\$197	\$199	\$218	\$247	\$283	12.5%	10.0%	8.6%	9.8%
24 Charlotte								\$300	\$277	NA	NA	NA	NA
25 Atlanta	\$140	\$150	\$184	\$199	\$206	\$202	\$232	\$262	\$275	10.8%	6.7%	9.0%	8.8%
26 Seattle	\$169	\$183	\$187	\$200	\$207	\$196	\$205	\$234	\$268	11.0%	6.0%	5.6%	5.9%
27 Golden State	\$130	\$140	\$168	\$166	\$176	\$188	\$228	\$243	\$267	12.4%	10.0%	9.7%	9.4%
28 Milwaukee	\$94	\$111	\$131	\$150	\$168	\$174	\$199	\$231	\$260	14.3%	11.6%	12.9%	13.6%
29 New Orleans	\$124	\$136	\$144	\$135	\$172	\$216	\$225	\$225	\$248	4.7%	12.9%	8.0%	9.1%
30 Portland	\$245	\$257	\$272	\$283	\$270	\$272	\$247	\$227	\$230	-5.4%	-4.1%	-1.6%	-0.8%
NBA Average	\$166	\$183	\$211	\$225	\$248	\$265	\$302	\$326	\$353	10.1%	9.5%	9.8%	9.9%

Team Valuations
Per Forbes Annual Professional Sports Teams Valuation Reports
\$ millions

	1998	1999	2000	2001	2002	2003	2004	2005	2006 ^(A)	CAGR		
										3 Year (2002-2005)	5 Year (2000-2005)	7 Year (1998-2005)
1 NY Yankees	\$362	\$491	\$548	\$635	\$752	\$849	\$950	\$1,026	NA	10.9%	13.4%	16.0%
2 Boston	\$230	\$256	\$284	\$339	\$426	\$488	\$563	\$617	NA	13.1%	16.8%	15.1%
3 NY Mets	\$193	\$249	\$314	\$454	\$482	\$498	\$505	\$604	NA	7.8%	14.0%	17.7%
4 Los Angeles	\$236	\$270	\$325	\$381	\$435	\$449	\$424	\$482	NA	3.5%	8.2%	10.7%
5 Chi Cubs	\$204	\$224	\$242	\$247	\$287	\$335	\$398	\$448	NA	16.0%	13.1%	11.9%
6 Washington	\$174	\$205	\$219	\$243	\$271	\$308	\$310	\$440	NA	NA	NA	NA
7 St Louis	\$251	\$236	\$290	\$332	\$373	\$385	\$415	\$428	NA	16.5%	14.4%	13.8%
8 Seattle	\$131	\$145	\$150	\$158	\$231	\$239	\$392	\$424	NA	4.7%	8.1%	7.9%
9 Philadelphia	\$180	\$239	\$280	\$318	\$337	\$327	\$356	\$416	NA	22.4%	23.1%	18.3%
10 Houston	\$188	\$213	\$237	\$333	\$355	\$382	\$381	\$410	NA	7.3%	8.2%	11.8%
11 San Francisco	\$299	\$357	\$388	\$407	\$424	\$423	\$382	\$405	NA	4.9%	11.6%	11.8%
12 Atlanta	\$157	\$195	\$195	\$198	\$195	\$225	\$294	\$368	NA	-1.5%	0.9%	4.4%
13 Anaheim	\$323	\$351	\$347	\$335	\$319	\$310	\$341	\$359	NA	23.6%	13.5%	12.9%
14 Baltimore	\$161	\$205	\$197	\$176	\$207	\$226	\$329	\$354	NA	4.0%	0.7%	1.5%
15 San Diego	\$254	\$281	\$294	\$342	\$356	\$332	\$326	\$353	NA	19.6%	12.4%	11.9%
16 Texas	\$322	\$359	\$364	\$372	\$360	\$331	\$319	\$352	NA	-0.3%	3.7%	4.8%
17 Cleveland	\$214	\$178	\$166	\$213	\$223	\$233	\$262	\$315	NA	-0.7%	-0.7%	1.3%
18 Chi White Sox	\$291	\$268	\$245	\$245	\$271	\$269	\$286	\$305	NA	12.2%	13.7%	5.7%
19 Arizona	\$303	\$311	\$305	\$334	\$347	\$304	\$290	\$296	NA	4.0%	2.6%	NA
20 Colorado	\$137	\$152	\$200	\$290	\$262	\$237	\$239	\$292	NA	-4.9%	-0.5%	-0.2%
21 Detroit	\$141	\$162	\$162	\$161	\$182	\$166	\$214	\$286	NA	3.7%	7.9%	11.4%
22 Toronto	\$136	\$163	\$175	\$187	\$204	\$223	\$255	\$274	NA	16.3%	12.0%	10.6%
23 Cincinnati	\$133	\$145	\$161	\$211	\$242	\$224	\$218	\$250	NA	10.3%	9.4%	10.5%
24 Pittsburgh	\$108	\$96	\$122	\$138	\$152	\$153	\$187	\$239	NA	1.1%	9.2%	9.4%
25 Kansas City	\$127	\$155	\$167	\$209	\$238	\$206	\$208	\$235	NA	16.3%	14.4%	12.0%
26 Milwaukee	\$118	\$125	\$134	\$149	\$157	\$172	\$185	\$234	NA	-0.4%	7.1%	9.2%
27 Oakland	\$159	\$153	\$125	\$128	\$137	\$136	\$206	\$226	NA	14.2%	11.8%	10.3%
28 Florida	\$94	\$89	\$91	\$99	\$127	\$148	\$178	\$216	NA	18.2%	12.6%	5.2%
29 Minnesota		\$225	\$163	\$150	\$142	\$145	\$176	\$209	NA	19.4%	18.9%	12.6%
30 Tampa Bay									NA	13.8%	5.1%	NA
MLB Average	\$198	\$225	\$238	\$268	\$293	\$301	\$332	\$376	NA	8.7%	9.6%	9.6%

^(A) MLB valuations for 2006 have not been published. 2005 valuations published on 4/20/06.

Team Valuations
Per Forbes Annual Professional Sports Teams Valuation Reports
\$ millions

NFL	CAGR												
	1998	1999	2000	2001	2002	2003	2004	2005	2006	3 Year (2003-2006)	5 Year	7 Year	Year (1998-2006)
1 Washington	\$403	\$607	\$741	\$796	\$845	\$952	\$1,100	\$1,259	\$1,423	14.3%	12.3%	12.8%	17.1%
2 New England	\$252	\$460	\$464	\$524	\$571	\$756	\$861	\$1,041	\$1,176	15.9%	17.5%	14.3%	21.2%
3 Dallas	\$413	\$663	\$713	\$743	\$784	\$851	\$923	\$1,066	\$1,173	11.3%	9.8%	8.5%	13.9%
4 Houston						\$791	\$905	\$946	\$1,043	9.7%	NA	NA	NA
5 Philadelphia	\$249	\$318	\$329	\$405	\$518	\$617	\$633	\$952	\$1,024	18.4%	20.4%	18.2%	19.3%
6 Denver	\$320	\$427	\$471	\$540	\$604	\$683	\$815	\$907	\$975	12.6%	12.5%	12.5%	14.9%
7 Cleveland			\$557	\$598	\$618	\$695	\$798	\$892	\$970	11.8%	10.2%	NA	NA
8 Tampa Bay	\$346	\$502	\$532	\$582	\$606	\$671	\$779	\$877	\$955	12.5%	10.4%	9.6%	13.5%
9 Baltimore	\$329	\$408	\$479	\$544	\$607	\$649	\$776	\$864	\$946	13.4%	11.7%	12.8%	14.1%
10 Chicago	\$237	\$313	\$319	\$362	\$540	\$621	\$785	\$871	\$945	15.0%	21.2%	17.1%	18.9%
11 Carolina	\$365	\$488	\$513	\$574	\$609	\$642	\$760	\$878	\$936	13.4%	10.3%	9.8%	12.5%
12 Miami	\$340	\$446	\$472	\$508	\$553	\$638	\$765	\$856	\$912	12.6%	12.4%	10.8%	13.1%
13 Green Bay	\$244	\$320	\$337	\$392	\$474	\$609	\$756	\$849	\$911	14.4%	18.4%	18.1%	17.9%
14 Kansas City	\$257	\$353	\$367	\$412	\$462	\$601	\$709	\$762	\$894	14.2%	16.8%	14.2%	16.9%
15 NY Giants	\$288	\$376	\$387	\$418	\$514	\$573	\$692	\$806	\$880	15.8%	16.3%	13.1%	15.1%
16 Seattle	\$324	\$399	\$407	\$440	\$534	\$610	\$712	\$823	\$888	13.3%	15.1%	12.1%	13.4%
17 Tennessee	\$322	\$369	\$506	\$536	\$551	\$620	\$736	\$639	\$866	12.6%	10.6%	13.3%	13.5%
18 Pittsburgh	\$300	\$397	\$414	\$468	\$557	\$608	\$717	\$820	\$880	13.1%	13.6%	12.0%	14.4%
19 NY Jets	\$259	\$363	\$384	\$423	\$512	\$567	\$685	\$739	\$876	15.6%	15.7%	13.4%	16.5%
20 St Louis	\$322	\$390	\$418	\$448	\$544	\$602	\$708	\$757	\$841	11.8%	13.4%	11.8%	12.8%
21 Detroit	\$312	\$293	\$378	\$423	\$509	\$635	\$747	\$780	\$839	9.7%	14.7%	16.2%	13.2%
22 Indianapolis	\$227	\$305	\$332	\$367	\$419	\$547	\$609	\$715	\$837	15.2%	17.9%	15.5%	17.7%
23 Cincinnati	\$311	\$394	\$423	\$479	\$507	\$562	\$675	\$716	\$825	13.7%	11.5%	11.1%	13.0%
24 Arizona	\$231	\$301	\$305	\$342	\$374	\$505	\$552	\$673	\$789	16.0%	18.2%	14.8%	16.6%
25 Buffalo	\$252	\$326	\$365	\$393	\$458	\$584	\$637	\$708	\$756	10.3%	14.0%	12.8%	14.7%
26 Jacksonville	\$294	\$419	\$460	\$500	\$522	\$569	\$688	\$691	\$744	9.4%	8.3%	8.5%	12.3%
27 New Orleans	\$243	\$315	\$324	\$371	\$481	\$585	\$627	\$718	\$738	8.1%	14.7%	12.9%	14.9%
28 Oakland	\$235	\$299	\$315	\$351	\$421	\$576	\$624	\$676	\$736	8.5%	16.0%	13.7%	15.3%
29 San Francisco	\$254	\$371	\$379	\$419	\$463	\$568	\$636	\$699	\$734	8.9%	11.9%	10.2%	14.2%
30 San Diego	\$248	\$323	\$393	\$416	\$447	\$561	\$622	\$678	\$731	9.2%	11.9%	12.4%	14.5%
31 Atlanta	\$233	\$306	\$321	\$338	\$407	\$534	\$603	\$690	\$730	11.0%	16.8%	13.2%	15.3%
32 Minnesota	\$233	\$309	\$322	\$346	\$437	\$542	\$604	\$658	\$720	9.9%	15.8%	12.8%	15.1%
NFL Average	\$288	\$385	\$423	\$466	\$531	\$628	\$732	\$819	\$898	12.8%	14.0%	12.8%	15.3%